

IN THE UNITED STATES DISTRICT COURT
FOR THE SOUTHERN DISTRICT OF FLORIDA

CASE NO. 00-6309-Cr-Seitz
Magistrate Judge William C. Turnoff

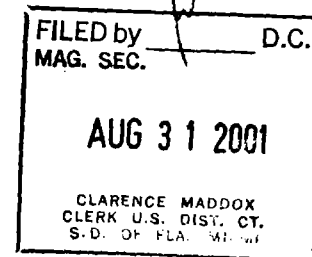
UNITED STATES OF AMERICA,

Plaintiff,

vs.

JOSEPH RUSSO,

Defendant.



NEBBIA PROFFER

Pursuant to this Court's August 29, 2001 Order setting a \$150,000 corporate surety bond, the Defendant submits this proffer in support of the Nebbia requirement. The bond collateral and bond premium have been approved by Phil Ronca Bail Bonds, Inc.

1. **Bond Premium.** The bond premium for the corporate surety bond is being paid by the following family members and friends from their own savings and legitimately earned assets. Each person has executed a supporting affidavit.

- A. Ida Russo Falco, mother, \$8,500.00 from savings. Supporting Affidavit is attached.
- B. Lisa Boccia, cousin, \$5,000.00 from savings. Supporting Affidavit is attached.

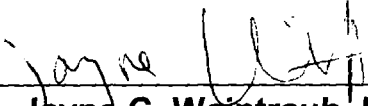
595
09

United States of America v. Joseph Russo, et al,
Case No. 00-6309-Cr-Seitz

- C. Patsy Schiavone, long-standing friend of Joseph Russo, \$10,000 from his line of credit. Supporting Affidavit is attached.
2. **Bond Collateral for the \$150,000 corporate surety bond:**
- A. John Cannella, the defendant's nephew, is posting his home and family residence located at 8 Bayfront Drive, Baldwin, N.Y. 11510. See attached *Nebbia Affidavit of Collateral*.
3. This presentation should assure the Court and the Government of the legitimacy of the sources of the bond premium and collateral.

Respectfully submitted,

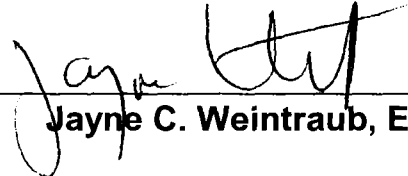
JAYNE C. WEINTRAUB, P.A.
100 S. E. 2nd St., Suite 3550
Miami, FL 33131
Phone: (305) 374-1818
Facsimile: (305) 358-5917

By: 
Jayne C. Weintraub, Esq.
Florida Bar No. 320382

United States of America v. Joseph Russo, et al,
Case No. 00-6309-Cr-Seitz

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of the above and foregoing has been furnished by mail this 30th day of August, 2001 to: **Brian McCormick, Esq.**, and Diana Fernandez, Esq., Assistant United States Attorneys, 99 N. E. 4th St. Miami, FL 33132.

By: 
Jayne C. Weintraub, Esq.

STATE OF NEW YORK

COUNTY OF NASSAU

NEBBIA AFFIDAVIT FOR BOND PREMIUM

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared, IDA RUSSO FALCO, who after being duly cautioned and sworn, deposes and says:

1. My name is Ida Russo Falco. I am a United States citizen and have been living here my entire life. My home address is 6750 Royal Palm Boulevard, Apartment 309-E, Margate, Florida 33063 and my home phone number is 954-975-5175. However, I am currently in New York and can be reached at 631-862-2008.

2. I am the mother of Joseph Russo.

3. I am gifting to my son the amount of \$8,500.00 to be applied toward his bail bond premium from my personal funds withdrawn from my savings account at First Union Bank, located at University Drive in Tamarac, Florida, account number 3451430225865. By this Affidavit, I give permission for the Court or Clerk's Office to call the bank at 954-786-6184 and verify this information. These are my own personal funds and not derived from either Joseph or Doreen Russo.

4. Attached to this affidavit are copies of my bank statements.

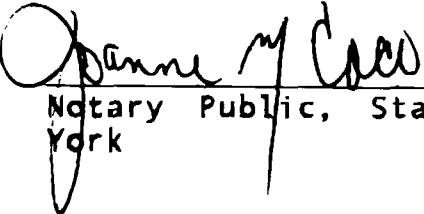
FURTHER, Affiant sayeth not.

Ida Russo Falco

IDA RUSSO FALCO

SWORN TO AND SUBSCRIBED before me this 30 day of August,
2001.

JOANNE M. COCO #4989358
Notary Public, State of New York
Qualified in Suffolk County
My Commission Expires 12/2/2001


Notary Public, State of New
York

**Consolidated Statement**

7/14/2001 thru 8/14/2001

01 1151420403533 036 40 11 9 26,679

|||||

IDA RUSSO
6750 ROYAL PALM BLVD APT 309E
MARGATE FL 33063

PB

Summary of Accounts**Checking & Investments**

<i>Account number</i>	<i>Account</i>	<i>Balance</i>	<i>As of</i>	<i>Interest rate</i>	<i>Maturity date</i>
1151420403533	BENEFIT CHECKING	450.48	8/14		
3451430225865	PREMIUM SAVINGS	9,928.58	8/14		
Total		\$10,379.06			

**Consolidated Statement**

6/14/2001 thru 7/13/2001

01	1151420403533	036	40	20	9	26,418	_____	_____
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IDA RUSSO
6750 ROYAL PALM BLVD APT 309E
MARGATE FL 33063

PB

Summary of Accounts**Checking & Investments**

<i>Account number</i>	<i>Account</i>	<i>Balance</i>	<i>As of</i>	<i>Interest rate</i>	<i>Maturity date</i>
1151420403533	BENEFIT CHECKING	814.17	7/13		
3451430225885	PREMIUM SAVINGS	9,816.49	7/13		
Total		\$10,530.66			

5/15/2001 thru 6/13/2001

IDA RUSSO
6750 ROYAL PALM BLVD APT 309E
MARGATE FL 33063

Summary of Accounts

Account number	Account	Balance	As of	Interest rate	Maturity date
1151420403533	BENEFIT CHECKING	1,838.35	6/13		
3451430225865	PREMIUM SAVINGS	9,904.72	6/13		
Total		\$11,543.07			

STATE OF NEW YORK

COUNTY OF SUFFOLK

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared, PATSY SCHIAVONE, who after being duly cautioned and sworn, deposes and says:

1. My name is Patsy Schiavone. I am a United States citizen and have been living here my entire life. My home address is One Springwood Lane, Huntington, New York 11743. My home phone number is 631-673-8032.

2. I am long-standing friend of Joseph Russo.

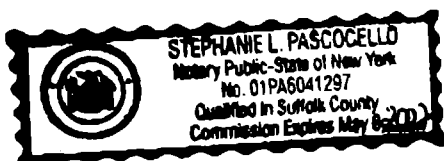
3. My date of birth is January 27, 1928. After working for 42 years as a foreman of a necktie manufacturer, Burma-Bibas, located in New York, I am now retired.

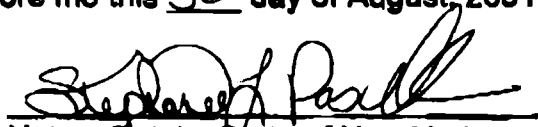
4. I am gifting to my friend the amount of \$10,000 to be applied toward his bail bond premium from my Fleet Line Credit Account, account number 71619992031085. By this Affidavit, I give permission for the Court or Clerk's Office to call the Fleet Bank/Lynnbrook Branch to verify this information. These are my own personal funds and not derived from either Joseph or Doreen Russo.

FURTHER, Affiant sayeth not.


Patsy Schiavone

SWORN TO AND SUBSCRIBED before me this 30 day of August, 2001.




Notary Public, State of New York

STATE OF FLORIDA**COUNTY OF BROWARD****NEBBIA AFFIDAVIT FOR BOND PREMIUM**

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared, LISA BOCCIA, who after being duly cautioned and sworn, deposes and says:

1. My name is Lisa Boccia. I am a United States citizen and have been living here my entire life. My home address is 5500 Lake Tern Court, Coconut Creek, Florida 33073. My home phone number is 954-725-9991 and my work phone number is 561-392-3555.

2. I am the cousin of Joseph Russo.

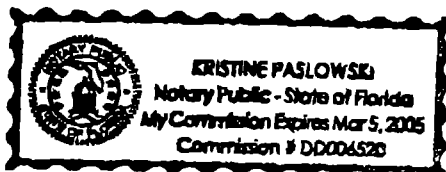
3. I am gifting to my cousin the amount of \$5,000 to be applied toward his bail bond premium from my funds withdrawn from my savings account at AmTrust Bank, located at Hillsborough Boulevard and Power Line Road in Broward County, Florida, account number 8770007520. By this Affidavit, I give permission for the Court or Clerk's Office to call the bank at 954-426-3232 and verify this information. These are my own personal funds and not derived from either Joseph or Doreen Russo.

4. Attached to this affidavit are copies of my bank statements.

FURTHER, Affiant sayeth not.

Lisa Boccia
Lisa Boccia

SWORN TO AND SUBSCRIBED before me this 30 day of August, 2001.



[Signature]
Notary Public, State of Florida



TLR: A 109000 STN: 112 Online SEQ: 0311
 SUP ID: PASSWORD: BRN: 77 SYSTEM DATE: Thu Aug 30, 2001
 4151 SAV/CD HISTORY INQUIRY - REVERSED INQ 10:40 AM

ACCOUNT NUMBER 770007520 ACCOUNT TYPE 00 PASSBOOK SAVINGS SAV

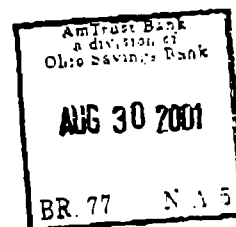
LAST ACTIVITY 080601 LEDGER BALANCE 5,025.58
 OPENING DATE 040201 OPENING BALANCE 9,817.25
 60 DAY AVERAGE BALANCE 7,088.91
 ACCRUED INTEREST 47.2685 YTD INTEREST 108.33
 LAST YR INTEREST .00 YTD WITHHOLDING .00

ESCHEAT DATE 080601 STATEMENT CODE NONE

HST DATE	TLR ID	TYPE OF HIST	TRANS DESCRIPTION	TRAN AMT	ACCT BAL
01/08/06	77125402	REGULAR	CD AND SAV WITHDRAWAL	3,100.00-	5,025.58
01/07/16	77125242	REGULAR	CD AND SAV WITHDRAWAL	300.00-	8,125.58
01/07/12	77108764	REGULAR	CD AND SAV WITHDRAWAL	700.00-	8,425.58
01/06/30	99000011	INTEREST	INTERNAL INTEREST CREDIT	108.33	9,125.58
	77108764	INTEREST	BACK ITEM DATE 07/12/01		
01/06/18	77108764	REGULAR	CD AND SAV WITHDRAWAL	400.00-	9,017.25
01/05/14	77108556	REGULAR	CD AND SAV WITHDRAWAL	100.00-	9,417.25

ENTER SELECTION C 3

DUP . TRAN . MULTI- CALC/ LOCAL . NO-BOOK . OTHER
 TRANS . AUDIT . CASH CK ADDER MENU . TRANS . FUNDS



Anthony Paul Pappalardo

STATE OF NEW YORK

COUNTY OF NASSAU

NEBBIA AFFIDAVIT OF COLLATERAL

Before me, the undersigned authority, duly authorized to administer oaths and take acknowledgments, personally appeared, JOHN CANNELLA, who after being duly cautioned and sworn, deposes and says:

1. My name is John Cannella. I am a United States citizen and have been living here my entire life.
2. I am the nephew of Joseph Russo.
3. I am a surveyor and have owned my own company, Roadway Services, Inc., a New York corporation, since 1987.
4. I am pledging as collateral for my Uncle's corporate surety bond, my home and family residence located at 8 Bayfront Drive, Baldwin, N.Y. 11510.
5. I can be contacted by telephone at home at 516-546-2428 or my work at 516-857-0714.
6. My property was appraised in 1999 at \$375,000. There is an outstanding mortgage which totals approximately \$206,000, leaving a minimum equity of approximately \$170,000.

FURTHER, Affiant sayeth not.


John Cannella

SWORN TO AND SUBSCRIBED before me this 30th day of August, 2001.

LISA M. MATIA
Notary Public State of New York
Licensed in Nassau County
ID #01MA6051782
Expires 12/4/2002


Notary Public, State of New York

Form 8002* 8-57-20M —Bargain and Sale Deed, with Covenant against Grantor's Acts--Individual or Corporation. (single sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 29 day of April, nineteen hundred and ninety one
BETWEEN **THE** **UNITED STATES OF AMERICA** **OF THE** **ONE PART** **AND** **THE** **STATE OF** **NEW YORK** **OF THE** **OTHER PART**

Jacqueline Renner residing at
22 Thixton Avenue
East Rockaway, New York

party of the first part, and

John Cannella residing at
2313 West Lake Court
Oceanside, New York

party of the second part,

WITNESSETH, that the party of the first part, in consideration of Ten Dollars and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Hempstead, County of Nassau and State of New York, known as and designated as and by lot number 9, 10, 11 and 12 on a certain map entitled, "Map of Roch Development, situated in Baldwin Harbor, Baldwin, Long Island, Town Of Hempstead, Nassau County, Map of Blair and Dougherty C.E. and Surveyors, Baldwin K.I. August 1921," and filed in the Office of the Clerk of the County of Nassau on May 23, 1922 as Map #119, Case No. 1188, and being more particularly bounded and described as follows:

BEGINNING at a point on the easterly side of Eastern Parkway and (Bay Front Drive) distant 183.13 feet southerly when measured along the easterly side of Eastern Parkway and (Bay Front Drive) from the corner formed by the intersection of the southerly side of Northern Boulevard and the easterly side of Eastern Parkway and (Bay Front Drive);

RUNNING THENCE north 79 degrees 32 minutes east 108.35 feet;

THENCE south 10 degrees 28 minutes east 80 feet;

THENCE south 79 degrees 32 minutes west 108.35 feet to the easterly side of Eastern Parkway and (Bay Front Drive);

THENCE northerly along the easterly side of Eastern Parkway and (Bay Front Drive) along the arc of a circle bearing to the left having a radius of 100 feet a distance of 82.3 feet to the point or place of BEGINNING.

THIS deed is being given voluntarily and with the intention of vesting absolute title in the grantee.

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for

The word "~~party~~" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

DEED 10155 PAGE

17 Jacqueline Renner
Jacqueline Renner

put
1526

SEP 16 1991

STATE OF NEW YORK, COUNTY OF NOSSAU ss:
On the 29 day of April 19 91, before me
personally came Jacqueline Renner

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
she executed the same.

KEVIN QUINN
Notary Public, State of New York
No. 4925699
Qualified in Suffolk County
Commission Expires March 7, 1992

STATE OF NEW YORK, COUNTY OF ss:
On the day of 19 , before me
personally came

to me known to be the individual described in and who
executed the foregoing instrument, and acknowledged that
executed the same.

STATE OF NEW YORK, COUNTY OF ss:
On the day of 19 , before me
personally came
to me known, who, being by me duly sworn, did depose and
say that he resides at No.

that he is the
of

the corporation described
in and which executed the foregoing instrument; that he
knows the seal of said corporation; that the seal affixed
to said instrument is such corporate seal; that it was so
affixed by order of the board of directors of said corpora-
tion, and that he signed h name thereto by like order.

STATE OF NEW YORK, COUNTY OF ss:
On the day of 19 , before me
personally came
the subscribing witness to the foregoing instrument, with
whom I am personally acquainted, who, being by me duly
sworn, did depose and say that he resides at No.
that he knows

to be the individual
described in and who executed the foregoing instrument;
that he, said subscribing witness, was present and saw
execute the same; and that he, said witness,
at the same time subscribed h name as witness thereto.

Bargain and Sale Deed
WITH COVENANT AGAINST GRANTOR'S ACTS
FILE NO. 365N7112

Jacqueline Renner

TO

John Cannella

SECTION 54
BLOCK 346
LOT 9, 10, 11, 12
COUNTY OR TOWN Nassau
TAX BILLING ADDRESS

Recorded At Request of Ticor Title Guarantee Company
RETURN BY MAIL TO:

Kevin Quinn
Rivkin, Radler, Bayh, Hart & Kremer
EAB Plaza
Uniondale, New York 11556-0111

Zip No.

Distributed by



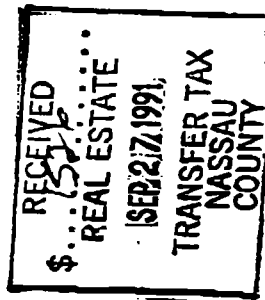
TICOR TITLE GUARANTEE

HAROLD W. MCCONNELL
COUNTY CLERK
NASSAU COUNTY

SEP 27 12 58 PM '91

RECORDED

003050



DEED 10155 PAGE 18

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 54401NA

Property Address **8 BAY FRONT DRIVE** City **BALDWIN HARBOR** State **NY** Zip Code **11510**
Legal Description **SECTION 54 BLOCK 346 LOTS 8-12** SMSA# **6380** County **NASSAU**
Assessor's Parcel No. **N/A** Tax Year **98/99** R.E. Taxes \$ **7,794.39** Special Assessments \$ **NONE**
Borrower **CANNELLA, JOHN & LISA** Current Owner **SAME** Occupant ☒ Owner ☐ Tenant ☐ Vacant ☐
Property rights appraised ☒ Fee Simple ☐ Leasehold ☐ Project Type ☐ PUD ☐ Condominium (HUD/VA only) ☐ HOA# **N/A** /Mo. **N/A**
Neighborhood or Project Name **BAY COLONY** Map Reference **HAG: 14, Q-32** Census Tract **4138.02**
Sale Price \$ **N/A** Date of Sale **N/A** Description and \$ amount of loan charges/concessions to be paid by seller **N/A**
Lender/Client **FLEET BANK** Address **LOAN# 992701615530**
Appraiser **RICHARD INTRABARTOLA** Address **242 OLD COUNTRY ROAD MINEOLA, NY 11501**

Location	<input checked="" type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Predominant	Single family housing	Present land use %	Land use change
Built up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Occupancy	AGE (yrs)	One family	<input checked="" type="checkbox"/> Not likely <input type="checkbox"/> Likely
Growth rate	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	<input checked="" type="checkbox"/> Owner 95%	160 Low NEW	2-4 family	<input type="checkbox"/> In process
Property value	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	<input type="checkbox"/> Tenant	500+ High 85	Multi-family	<input type="checkbox"/> To: *** INCLUDES
Demand/supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In balance	<input type="checkbox"/> Over supply	<input checked="" type="checkbox"/> Vacant (0-5%)	Predominant	Commercial	<input type="checkbox"/> 5 PARKS/SCHOOLS
Marketing time	<input checked="" type="checkbox"/> Under 3 mos.	<input type="checkbox"/> 3-6 mos.	<input type="checkbox"/> Over 6 mos.	<input type="checkbox"/> Vacant (over 6%)	230	45	5

Note: Race and the racial composition of the neighborhood are not appraisal factors.
Neighborhood boundaries and characteristics: **THE SUBJECT PROPERTY LIES SOUTH OF ATLANTIC AVENUE, WEST OF FREEPORT, NORTH OF MIDDLE BAY AND EAST OF BALDWIN HARBOR PARK IN AN AREA KNOWN AS BALDWIN HARBOR.**
Factors that affect the marketability of the properties in the neighborhood (proximity to employment and amenities, employment stability, appeal to market, etc.):
AVERAGE RESIDENTIAL MARKET AREA DEVELOPED PRIMARILY WITH VARIOUS STYLE AND AGE SINGLE FAMILY HOMES MAINTAINED IN AVERAGE TO GOOD CONDITION. HIGH END VALUES ATTRIBUTED TO WATERFRONT PROPERTIES. ALL NECESSARY AMENITIES AND SUPPORTING FACILITIES ARE A SHORT DRIVE AWAY ON NEARBY ATLANTIC AVENUE.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time -- such as data on competitive properties for sale in the neighborhood, description of the prevalence of sales and financing concessions, etc.):
THE CURRENT MORTGAGE MARKET OFFERS A WIDE VARIETY OF LOANS AT COMPETITIVE RATES. THE TERMS OF FINANCING HAVE HAD LITTLE IMPACT ON SALES PRICES IN THE MARKET AREA. SUPPLY & DEMAND ARE CURRENTLY IN BALANCE. PROPERTY VALUES ARE RELATIVELY STABLE. MARKETING TIMES ARE ESTIMATED AT 3-6 MONTHS.

Project information for PUDs (If applicable) -- Is the developer/builder in control of the Home Owner's Association (HOA)? ☐ Yes ☒ No
Approximate total number of units in the subject project **N/A** Approximate total number of units for sale in the subject project **N/A**
Describe common elements and recreational facilities: **N/A**

Dimensions **82 X 108** (SUBJECT TO SURVEY)
Site area **8,856** Corner Lot ☐ Yes ☒ No
Specific zoning classification and description **RESIDENTIAL SINGLE FAMILY 210.00**
Zoning compliance ☐ Legal ☒ Legal nonconforming (Grandfathered use) ☐ Illegal ☐ No zoning
Highest & best use as improved: ☒ Present use ☐ Other use (explain)
Utilities: Public ☒ Other ☐ Off-site Improvements Type Public Private
Electricity ☒ 200 AMP CB MAIN Street **MACADAM** ☒ ☐
Gas ☒ Curb/gutter **CONCRETE** ☒ ☐
Water ☒ Sidewalk **CONCRETE** ☒ ☐
Sanitary sewer ☒ Street lights **MERCURY VAPOR** ☒ ☐
Storm sewer ☒ Alley **NONE** ☒ ☐
Topography **LEVEL AT GRADE**
Size **TYPICAL FOR AREA**
Shape **SLIGHTLY IRREGULAR**
Drainage **APPEARS ADEQUATE**
View **RES/ACROSS FROM CANAL**
Landscaping **TYPICAL**
Driveway surface **CONCRETE/GRAVEL**
Apparent easements **SEE BELOW COMMENTS**
FEMA Special Flood Hazard Area ☒ Yes ☐ No
FEMA Zone **ZONE A4** Map Date **5/18/82**
FEMA Map No. **350497-52C**

Comments (apparent adverse easements, encroachments, special assessments, slide areas, illegal or legal nonconforming zoning use, etc.): **THERE ARE NO APPARENT EASEMENTS OR ENCROACHMENTS AFFECTING THE SITE. THE SUBJECT IS SITUATED ACROSS FROM A CANAL.**

GENERAL DESCRIPTION	EXTERIOR DESCRIPTION	FOUNDATION	BASEMENT	INSULATION
No. of Units 4	Foundation CONCRETE	Slab PART	Area Sq. Ft. N/A	Roof UNKN
No. of Stories 2	Exterior Walls VINYL SIDING	Crawl Space PART	% Finished N/A	Ceiling UNKN
Type (Det./Att.) DETACHED	Roof Surface ASPH/RUBBER	Basement NONE NOTED	Ceiling N/A	Walls UNKN
Design (Style) COLONIAL	Gutters & Downsp. ALUMINUM	Sump Pump NONE NOTED	Walls N/A	Floor UNKN
Existing/Proposed EXISTING	Window Type THERM WDS	Dampness NONE NOTED	Floor N/A	None UNKN
Age (Yrs.) 76 YEARS	Storm/Screens SCREENS	Settlement NONE NOTED	Outside Entry N/A	Unknown X
Effective Age (Yrs.) 10-15	Manufactured House N/A	Infestation NONE NOTED		

ROOMS	Foyer	Living	Dining	Kitchen	Den	Family Rm.	Rec. Rm.	Bedrooms	# Baths	Laundry	Other	Area Sq. Ft.
Basement												
Level 1	UNITS 1-3	3		3				7	3		UTILITY	2,270
Level 2	UNIT 4	1		1					1			440

Finished area above grade contains:		15 Rooms:		7 Bedroom(s):		4 Bath(s):		2,710 Square Feet of Gross Living Area	
INTERIOR	Materials/Condition	HEATING	KITCHEN EQUIP.	ATTIC		AMENITIES		CAR STORAGE:	
Floors	HDWD/CPT/TILE	Type HT WTR	Refrigerator 4	None		Fireplace(s) # NONE		None	<input type="checkbox"/>
Walls	DRYWALL	Fuel GAS	Range/Oven 4	Stairs		Patio NONE		Garage	3# of cars
Trim/Finish	WOOD	Condition ADEQ	Disposal	Drop Stair		Deck WOOD	X	Attached	
Bath Floor	CERAMIC TILE	COOLING	Dishwasher	Scuttle	X	Porch PORCH	X	Detached	XXXX
Bath Wainscot	CERAMIC TILE	Central N/A	Fan/Hood 4	Floor		Fence YES	X	Built-In	
Doors	SOLID WOOD	Other UNITS	Microwave	Heated		Pool NONE		Carport	
ABOVE IN	GOOD CONDITIO	Condition ADEQ	Washer/Dryer Y	Finished		TERRACE	X	Driveway	

Additional features (special energy efficient items, etc.): **SEE ATTACHED ADDENDUM.**

Condition of the improvements, depreciation (physical, functional and external), repairs needed, quality of construction, remodeling/additions, etc. **SEE ATTACHED ADDENDUM.**

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site or in the immediate vicinity of the subject property: **THERE WERE NO ADVERSE ENVIRONMENTAL CONDITIONS NOTED. SEE STATEMENT OF LIMITING CONDITIONS.**

Valuation Section

File No. 54401NA

ESTIMATED SITE VALUE = \$ 125,000
 ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:
 Dwelling 2,710 Sq. Ft. @ 80 = \$ 243,900
 Sq. Ft. @ =
 ADDITIONAL FEATURES = 15,000
 Garage/Carport 660 Sq. Ft. @ 25 = 16,500
 Total Estimated Cost New = \$ 275,400
 Physical Functional External
 Less
 Depreciation 38,556 0 0 = \$ 38,556
 Depreciated Value of Improvements = \$ 236,844
 "As-Is" Value of Site Improvements = \$ 15,000
 INDICATED VALUE BY COST APPROACH = \$ 378,844

Comments on Cost Approach (such as, source of cost estimate site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property):
 SEE SKETCH ADDENDUM FOR GROSS LIVING AREA DIMENSIONS.

LAND TO VALUE RATIO IS COMMON AND TYPICAL FOR THE AREA AND HAS NO ADVERSE AFFECT ON MARKET VALUE.

PHYSICAL DEPRECIATION IS CALCULATED USING THE AGE/LIFE METHOD BASED ON A TOTAL ECONOMIC LIFE OF 70 YEARS.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address 8 BAY FRONT DRIVE BALDWIN HARBOR		3330 COLONY DRIVE BALDWIN HARBOR	746 FLORENCE STREET BALDWIN	3038 VERITY LANE BALDWIN HARBOR
Proximity to Subject		1/8 MILE	3/4 MILE	1/2 MILE
Sales Price	\$ N/A	\$ 370,000	\$ 282,000	\$ 325,000
Price/Gross Liv. Area	\$ N/A	\$ 157.45	\$ 110.69	\$ 145.35
Data and/or	INSPECTION	COMPS INC.	MLS# 1218262	COMPS INC.
Verification Source				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
Sales or Financing	NONE KNOWN	NONE KNOWN	NONE KNOWN	NONE KNOWN
Concessions	UNKNOWN	UNKNOWN	CASH	UNKNOWN
Date of Sale/Time	10/99 INSP	2/99 CLSD	6/99 CLSD	1/99 CLSD
Location	GOOD	GOOD	GOOD	GOOD
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE	FEE SIMPLE
Site	8,856 SF	12,000 SF	9,375 SF	10,454 SF
View	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL	RESIDENTIAL
Design and Appeal	COLONIAL/AVG	COLONIAL/AVG	COLONIAL/AVG	HI-RANCH/AVG
Quality of Construction	GOOD	GOOD	GOOD	GOOD
Age	76 YEARS	47 YEARS	72 YEARS	15 YEARS
Condition	GOOD	GOOD	AVG/INFERIOR	GOOD
Above Grade	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths	Total Bdrms Baths
Room Count	15 7 4	9 5 2.50	18 8 4	9 5 2
Gross Living Area	2,710 Sq. Ft.	2,350 Sq. Ft.	2,550 Sq. Ft.	2,236 Sq. Ft.
Basement & Finished	PART SLAB	100% CRAWL	FULL BSMT	100% SLAB
Rooms Below Grade	PART CRAWL		UNFINISHED	
Functional Utility	AVG/4 FAMILY	AVG/1 FAMILY	AVG/4 FAMILY	AVG/2 FAMILY
Heating/Cooling	ADEQ/UNITS	ADEQ/UNITS	ADEQ/UNITS	ADEQ/CAC
Energy Efficient Item	THERMAL WDS	THERMAL WDS	THERMAL WDS	THERMAL WDS
Garage/Carport	3 CAR GARAGE	1 CAR GARAGE	4 CAR GARAGE	1 CAR GARAGE
Porch, Patio, Deck	PORCH/TERR/DECK	PORCH/TERR	PATIO	DECK/TERR
Fireplace(s), etc.	NONE NOTED	FIREPLACE	NONE NOTED	NONE NOTED
Fence, Pool, etc.	FENCE	FENCE	FENCE	FENCE
Net Adj. (total)		\$ 16,500	\$ 30,000	\$ 25,000
Adjusted Sales Price of Comparable		4.45 % Net 7.16 % Grs	10.64 % Net 15.60 % Grs	7.89 % Net 10.15 % Grs
Comments on Sales Comparison (including the subject property's compatibility to the neighborhood, etc.):	SEE ATTACHED ADDENDUM.			

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price, and Data	SEE COMMENTS	NO PRIOR SALE IN THE	NO PRIOR SALE IN THE	NO PRIOR SALE IN THE
Source, for prior sales	BELOW	PAST 12 MONTHS	PAST 12 MONTHS	PAST 12 MONTHS
within year of appraisal				
Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: NO PRIOR SALE, LISTING OR OPTION OF SALE OF THE SUBJECT PROPERTY IN THE PAST 12 MONTHS.				

INDICATED VALUE BY SALES COMPARISON APPROACH = \$ 375,000

INDICATED VALUE BY INCOME APPROACH (If Applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made ☒ "as is" subject to repairs, alterations, inspections or conditions listed below ☐ subject to completion per plans and specifications.
 Conditions of Appraisal: THIS APPRAISAL IS MADE AS-IS AND FOR MORTGAGE LENDING PURPOSES ONLY.

Final Reconciliation: MOST WEIGHT WAS PLACED ON THE SALES COMPARISON APPROACH AS IT BEST REFLECTS THE ACTIONS OF THE TYPICAL BUYER IN THE SUBJECT MARKET.

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent and limiting conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 5/93).

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF OCTOBER 14, 1999

(WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ 375,000

APPRAISER:

Signature

Name RICHARD INTRABARTOLA

Date Report Signed OCTOBER 14, 1999

State Certification # 45000021138

Or State License #

Freddie Mac Form 70 6-93

SUPERVISORY APPRAISER (ONLY IF REQUIRED):

Signature

Name FRANK REDMOND, SRA

Date Report Signed OCTOBER 14, 1999

State Certification # 4500002887

Or State License #

Day One Forms for Windows, 1997 1 800 361-DAY1

Did ☒ Did Not

Inspect Property

State NY

State

Fannie Mae Form 1004 6-93

TEXT ADDENDUM

Borrower/Client CANNELLA, JOHN & LISA
Property Address 8 BAY FRONT DRIVE
City BALDWIN HARBOR County NASSAU State NY Zip Code 11510
Lender FLEET BANK

ADDITIONAL FEATURES/COMMENTS

THE SUBJECT IMPROVEMENTS CONSIST OF A 2 STORY, 3 UNIT DWELLING AND A 2 STORY GARAGE STRUCTURE WITH A STUDIO APARTMENT ABOVE. FOR THE PURPOSE OF THIS VALUATION, THE SUBJECT IS BEING CONSIDERED 4 UNITS.

THE INTERIOR & EXTERIOR ARE OUT-RENOVATED. THE QUALITY OF CONSTRUCTION IS GOOD. THE KITCHENS & BATHS ARE MODERN/UPDATED. OTHER FEATURES INCLUDE ANDERSEN WDS, WOOD DECK, PORCH, WOOD TERRACE, 3 CAR GARAGE (BELOW STUDIO APT), UPGRADED HEATING/ELECTRICAL SYSTEMS, NEW VINYL SIDING, NEW ASPHALT/RUBBERIZED ROOF, UPGRADED BATH/KITCHEN FIXTURES AND MORE.

THE SUBJECT IS SITUATED ACROSS FROM A CANAL HOWEVER, THIS DOES NOT IMPACT ON MARKET VALUE. NO FUNCTIONAL OR EXTERNAL OBSOLESCENCE NOTED.

SALES COMPARISON COMMENTS

DUE TO THE UNIQUE SITUATED OF THE SUBJECT PROPERTY, SALES USED DIFFERED IN STYLE. SALES USED WERE THE BEST AVAILABLE AT THE TIME OF INSPECTION. THIS ALSO WARRANTED THE USE OF COMPARABLES 1 & 3 WHICH CONVEYED OVER SIX MONTHS AGO.

SITE AREA: \$1.00/SF, ROUNDED.

CONDITION: SALE #2 WAS INFERIOR IN CONDITION, THUS THE UPWARD 10% ADJUSTMENT.

GLA: \$25.00/SF, ROUNDED.

ALL OTHER ADJUSTMENTS MADE WERE FOR MAJOR DIFFERENCES ONLY AND WERE DEEMED NECESSARY AND REASONABLE.

THE SUBJECTS MARKET VALUE EXCEEDS THE UNADJUSTED SALE PRICE OF ALL COMPARABLE SALES DUE TO ITS LARGE GROSS LIVING AREA & UPGRADED CONDITION.

Washington Mutual

Customer Service - (800) 736-9090
TDD - For the Hearing Impaired - (800) 735-2922
Mon - Fri 6:00 am - 8:00 pm Central Time
Sat 8:00 am - 1:00 pm Central Time
www.WaMuHomeLoans.com

Statement Date: August 13, 2001
Activity Since: July 11, 2001
Loan Number: 5966885922

JOHN CANNELLA
LISA CANNELLA
8 BAY FRONT DR
BALDWIN HARBOR NY 11510-5101

2,645 ML

See Reverse Side For Additional Information

Current Loan Information

Property Address: 8 Bay Front Dr
Baldwin Harbor NY 11510

Principal Balance \$205,832.30
Escrow Balance \$698.39-
Interest Rate 7.62500%

Activity Summary

Activity is from July 11, 2001 to August 13, 2001

Principal 962.93
Interest 1,314.01
Escrow 617.46
Total Amount Received \$2,894.40

Payment Due Information

Next Payment Due Date 09/01/01
Current Payment 2,894.40
Total Amount Due \$2,894.40

To avoid late charges of \$45.54, we must receive your
payment by 09/16/01 during our business hours.

Escrow/Other Activity

Property Taxes Paid \$1,829.30
Insurance Paid \$0.00

Year-To-Date Information

Interest Paid \$10,680.19
Principal Paid \$7,535.33
Real Estate Taxes Paid \$3,658.60
Insurance Paid \$1,281.23

Messages

PLEASE NOTE YOUR LOAN NUMBER HAS CHANGED. YOUR NEW LOAN NUMBER IS 5966885922.
ALSO NOTE THAT OUR NEW CUSTOMER SERVICE TOLL FREE NUMBER IS (800) 736-9090.

Please return bottom portion with your payment. (Allow 7-10 days for postal delivery.)

908-B

**Washington Mutual**

John Cannella

Lisa Cannella

908-B

Please write your loan number on your check.
Make check payable to Washington Mutual.

Loan Number	Statement Date	Next Payment Due Date	Total Amount Due
5966885922	August 13, 2001	September 1, 2001	\$2,894.40

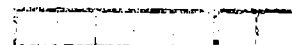
☐ Please check here if change of address,
name or telephone number is indicated on
the reverse of this form.

Undesignated additional funds will be applied first
to advances, fees due and then to principal.

Payment Amount \$
PLEASE APPLY ADDITIONAL FUNDS TO:

+ Late Charge _____
+ Additional Principal _____
+ Additional Escrow _____
+ Future Payments _____

= Total Amount
Enclosed



WASHINGTON MUTUAL
P O BOX 680139
DALLAS TX 75268-0139



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